LOT 79 CEDAR SPRING SHORES REPLA
791-127, FJ 951-2246, 962-2046,

SW CONSTRUCTION LLC
381 SW STEWART LOOP
LAKE CITY, FL 32024

2027

18-7S-16-04236-154

BUILDING CHARACTERISTICS

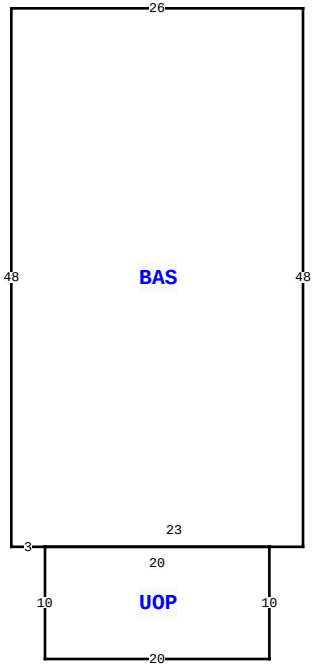
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	18716.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	69,820
UOP	200	20		40	2,238
TOTALS	1,448			1,288	72,058

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,288	78.2460	86.07	110,858	1955	1970	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1248 HX Base Yr



563 SW LONGHORN TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	72,058
TOTAL MARKET OB/XF VALUE	700
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	100,758
SOH/AGL Deduction	0
ASSESSED VALUE	100,758
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	100,758
TOTAL JUST VALUE	100,758
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	119,277

XFOB:1:1: TITA MH

SALE:1:1: $.70 STAMPS

LAND:1:1: 1.52 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7341	REMODEL	9,000	07/07/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1562/6	2/27/2026	WD	Q	I	05	142,000
GRANTOR: TONAC EMILY A						
GRANTEE: SW CONSTRUCTION LLC						
1550/126	9/22/2025	PB	U	I	18	0
GRANTOR: CLERK OF COURT (JULI						
GRANTEE: TONAC EMILY A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S48 E3 UOP= S10 E20N10 W20$ E23 N48$.

LAND DESCRIPTION

TOTAL OB/XF 700

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							

REVIEW DATE 07/10/2026 BY TP Total Acres: 1.52 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/17/2026 BY SYS